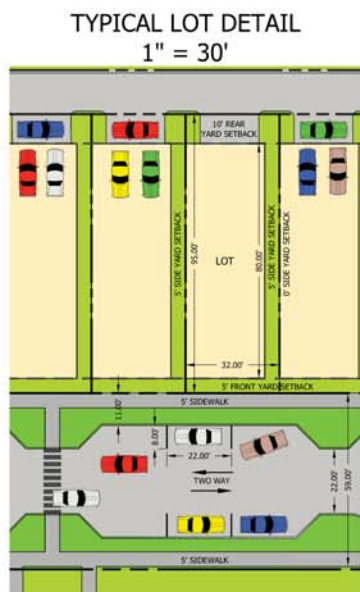


Legend

- 5' Concrete Sidewalk (Unless noted on plan)
- Landscaped Area
- Programmable Open Space
- Lots
- Inset Parking
- Enhanced Paving at Crosswalks (stamped & stained concrete as shown on plan)
- Mail Kiosk



Residential Site Data

Single-family Residential Lots	40	
Residential Lots	53.26%	2.94 ac.
Open Space	7.25%	0.40 ac.
Open Space	9.78%	0.54 ac.
Programmable Open Space		
Total Open Space	17.03%	0.94 ac.
R.O.W. Street	19.38%	1.07 ac.
R.O.W. Alley	10.33%	0.57 ac.
Gross Acreage	100.00%	5.52 ac.

Lot Summary & Density

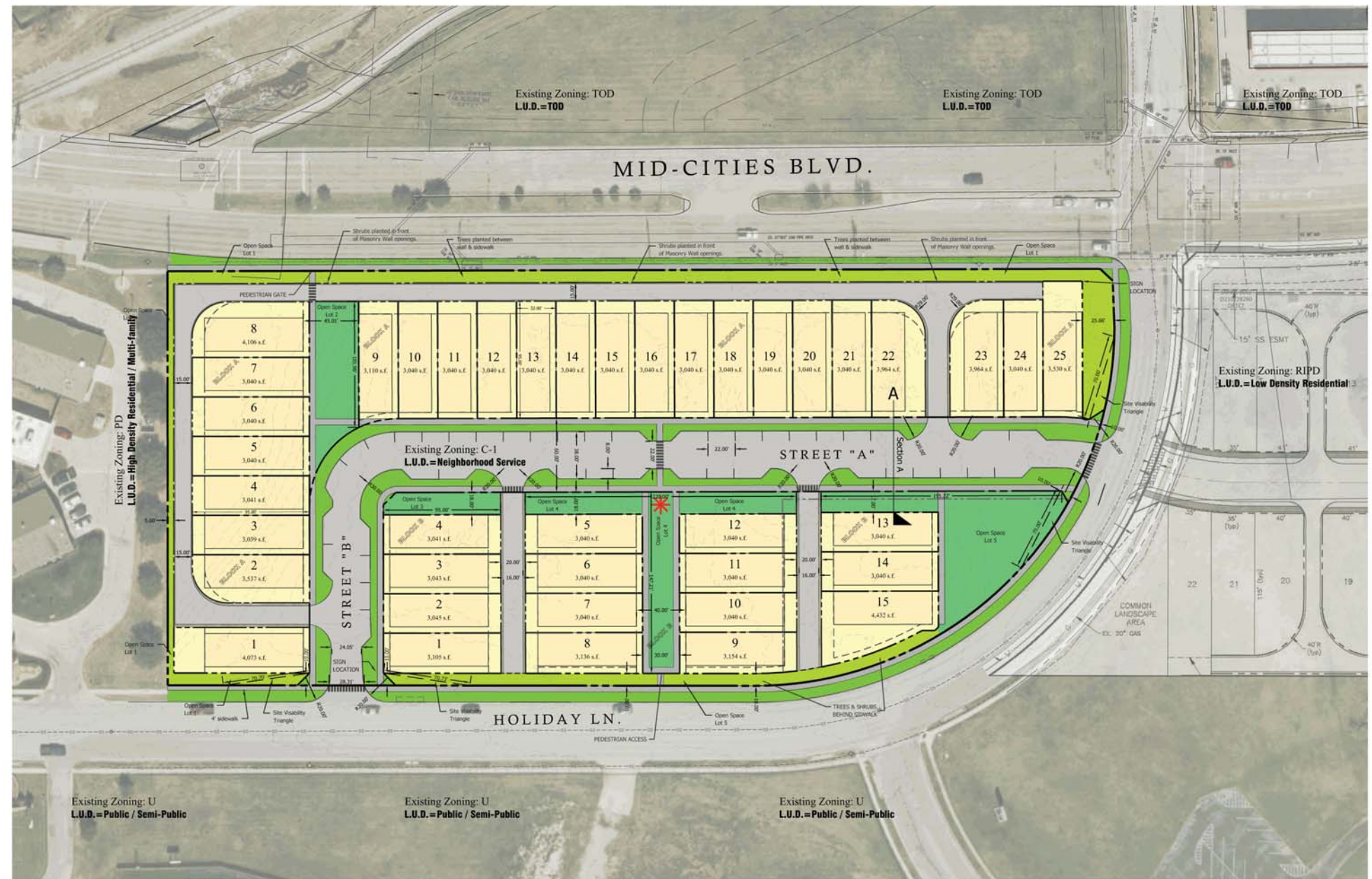
Residential Lots	40	
Minimum Building Lot Area	3,040 s.f.	
Common Areas	5	
Gross Acreage	5.52 ac.	
Density (lots / acre)	7.25 ac.	

Parking Summary

Onsite Parking Spaces (garage)	80	
Onsite Parking Spaces (driveway)	40	
Inset Parking Spaces	42	
Total Parking Spaces	162	
Parking Spaces / Unit	4.05	

Zoning

Existing: C-1
Proposed: Low Density Residential / RI-PD



Owner:
HL & MCB Properties, LP
c/o Randy White
175 E. Continental Blvd.
Southlake, TX 76092

Engineer:
Baird, Hampton & Brown
1901 Martin Dr. Suite 100
Weatherford, TX 76086
817-596-7575

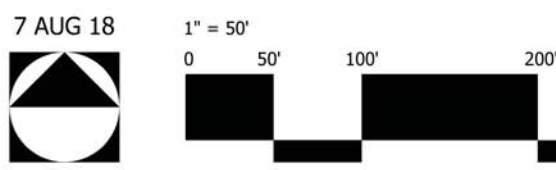
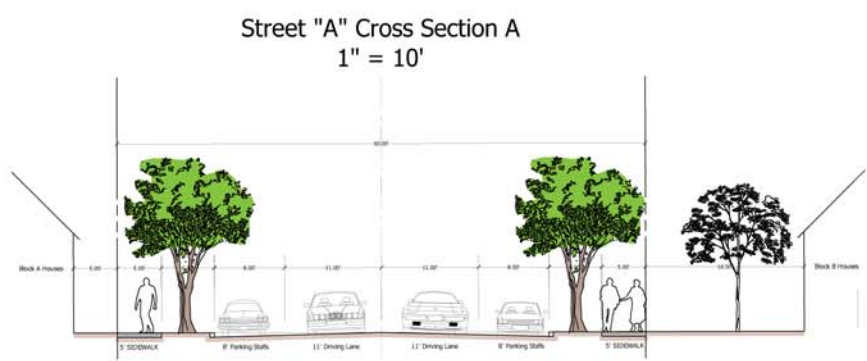
Applicant:
Beaten Path Development LLC
700 W. Harwood Rd.
Hurst, TX 76054

Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

Zoning District Comparison

	City R-2 District	Urban Trails Cottages
1. Min. Lot Area	9,000 s.f.	3,040 s.f. min.
2a. Min. Lot Width (Interior Lots)	72.5'	32'
2b. (Corner Lot)	80'	N/A
3. Min. Lot Depth	110'	95'
4. Min. Dwelling Unit Size	2,000 s.f.	1,500 s.f. single story, 1,800 s.f. two-story*
5. Min. Front Building Line	20'	5'
6. Min. Side Building Line	10' & 6'	5', 0'
7. Min. Rear Building Line	10'	10'
8. Max. Structure Height	38'	38'
12. Rear Yard Open Space Area	20% of Lot Area	20% of Lot Area

*Forty percent of the dwelling units may be one story with a minimum of 1,500 s.f. of floor space. The minimum dwelling unit size for the remaining two story units shall be 1,800 s.f. of floor space.
**Secondary dwelling units are not permitted.



PD Zoning Exhibit

ZC 2018-08
Urban Trails Cottages

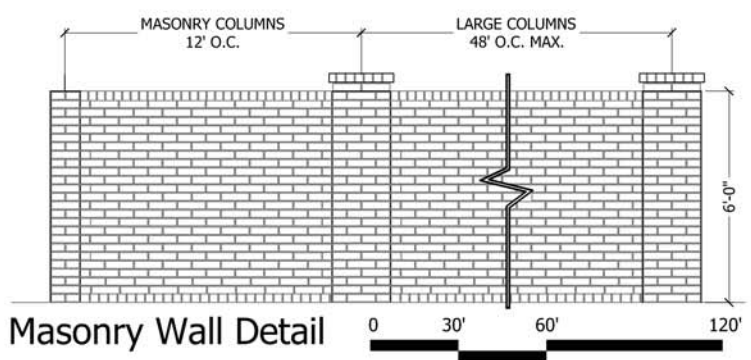
North Richland Hills, Tarrant County, Texas

MID-CITIES BLVD.
Wall / Fence Diagram



Legend

- 6' Iron Fence with Living Screen —
- 6' Iron Fence w/ Living Screen & Masonry Columns. Max. 50' apart. —
- 6' Masonry Screen Wall —



Tree from the city's approved Large Tree List: Chinese Pistache or Texas Red Oak or Bur Oak

Street Trees: Cedar Elm or Lacebark Elm or Chinkapin Oak

Tree from the city's approved Ornamental Tree List

Living Screen: Dwarf Burford Holly or Dwarf Yaupon Holly or Indian Hawthorne

Examples of: Mailbox Kiosks

Examples of: Light Pole, Street Signs, Building Elevations & Building Floor Plans

Images not to scale

Legend

- 5' Concrete Sidewalk (Unless noted on plan) —
- Landscaped Area ■
- Programmable Open Space ■
- Lots ■
- Inset Parking ■
- Enhanced Paving at Crosswalks (stamped & stained concrete as shown on plan) —
- Mail Kiosk *

Two-story Product: Second Floor Plan

Two-story Product: First Floor Plan

One-story Product: Floor Plan

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 c/o Randy White
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Engineer:
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 1901 Martin Dr. Suite 100
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7 AUG 18

1" = 50'

Landscape Plan & Home Plans

ZC 2018-08
Urban Trails Cottages

North Richland Hills, Tarrant County, Texas